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Ground Floor Commercial Planning Commission Public Hearing September 3, 2020

Presentation Agenda

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- Background
- Commission Comments and Questions
- Proposed Code
- Next Steps



Background

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- Comprehensive Plan Request.
- Code Research.
- Online Survey.
- Planning Commission study sessions June 18 and August 6, 2020.



PRESENTER: STEVE SZAFRAN, SENIOR PLANNER

Commission Comments and Questions

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- Create incentives with property taxes?



PRESENTER: STEVE SZAFRAN, SENIOR PLANNER

Commission Comments and Questions

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- Vacant Property Registry



PRESENTER: STEVE SZAFRAN, SENIOR PLANNER

Commission Comments and Questions

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- Building types and height



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Draft Code – Changes Since Last Meeting

20.20.048 “T” Definitions

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Tobacco/Vape Store

Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; including electronic nicotine delivery systems and associated nicotine products provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells tobacco products or paraphernalia as an ancillary sale shall not be defined as a “tobacco/vape store.”



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Draft Code – Changes Since Last Meeting

20.40 Indexed Criteria

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20.40.465 Multifamily

- B. Commercial space shall be constructed on the portion of the building's ground floor abutting a public right-of-way (ROW) in all multifamily buildings. Commercial space may be used for any use allowed in the CB zone in Table 20.40.130 – Nonresidential uses and Table 20.40.140 – Other uses, **except Adult Use Facilities, Marijuana Operations – Retail, and Tobacco/Vape Store.** Residential dwelling units are not allowed in commercial spaces.



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Draft Code – Changes Since Last Meeting

20.40 Indexed Criteria

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20.40.465 Multifamily

- D. Available Incentives. All buildings subject to these indexed criteria are eligible for a height bonus. An additional eight (8) feet in height is granted through this bonus. The eight (8) feet is considered base height and shall be measured in accordance with SMC 20.50.050.



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Draft Code – Changes Since Last Meeting

20.40 Indexed Criteria

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20.40.465 Multifamily

F. The following incentives are available when the ground floor commercial space is constructed to accommodate a restaurant:

1. Height Bonus. **An additional ten (10) feet** in height is granted through this bonus. The ten (10) feet is considered base height and shall be measured in accordance with SMC 20.50.050.
2. Hardscape Maximum Increase. An additional five percent (5%) of hardscape is granted through this bonus.



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Draft Code – Changes Since Last Meeting

20.50.020 Dimensional Standards

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Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Base Height (3)	50 ft	60 ft <u>(6)</u>	70 ft	70 ft
Hardscape (4)	85%	85% <u>(7)</u>	95%	95%

(6) Base height may be exceeded by **8 feet** for properties that qualify for SMC 20.40.465(D) or **18 feet** for properties that qualify under SMC 20.40.465(F)(1).

(7) Maximum hardscape may be exceeded by an additional five percent (5%) for properties that qualify under SMC 20.40.465(F)(2).



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Draft Code – Changes Since Last Meeting

20.50.250 Building Design

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A. Purpose.

1. Emphasize quality building articulation, detailing, and durable materials.
2. Reduce the apparent scale of buildings and add visual interest for the pedestrian experience.
3. Facilitate design that is responsive to the commercial and retail attributes of existing and permitted uses.
4. Create an active and inviting space for pedestrians with visually interesting storefronts and seamless transitions between public rights-of-way and private space.



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Draft Code – Changes Since Last Meeting

20.50.250 Building Design

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C. Ground Floor Commercial.

1. New buildings subject to SMC 20.40.465 shall comply with these provisions.
2. These requirements apply to the portion of the building's ground floor abutting a public right-of-way (ROW).
3. A minimum of 75 percent of the lineal frontage shall consist of commercial space. Up to 25 percent of the lineal frontage may consist of facilities associated with the multifamily use, such as lobbies, leasing offices, fitness centers and community rooms.
4. All ground-floor commercial spaces abutting a ROW shall be constructed at a minimum average depth of **30 feet**, with no depth less than **20 feet**, measured from the wall abutting the ROW frontage to the rear wall of the commercial space.
5. All ground-floor commercial spaces shall be constructed with a minimum floor-to-ceiling height of **eighteen feet (18')**, and a minimum clear height of **fifteen feet (15')**.



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Public Comments

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- Two written public comments received
 - Rooftop bars and restaurants
 - Excluding additional uses from eligibility



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Next Steps

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- City Council discussion item
 - September 21, 2020
- City Council potential adoption
 - October 19, 2020



PRESENTER: CATE LEE, ASSOCIATE PLANNER

Public Hearing

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- Planning Commission Chair can open the Public Hearing



PRESENTER: CATE LEE, ASSOCIATE PLANNER